

**Bell Harbour Property Group Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 April 2025**

# Bell Harbour Property Group Limited

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# Bell Harbour Property Group Limited

## DIRECTORS AND OTHER INFORMATION

<b>Directors</b>	George Duke Jill Vaughan Rodney Coe Charlotte Kelly (Resigned 27 June 2024)
<b>Company Secretary</b>	George Duke
<b>Company Number</b>	339427
<b>Registered Office</b>	Eimhin Properties Building Main Street Monasterevin Co. Kildare
<b>Business Address</b>	Bell Harbour Monasterevin Co. Kildare
<b>Accountants</b>	KMB Accountants 4 Hopkins House Drogheda Street Monasterevin Co. Kildare
<b>Bankers</b>	Bank of Ireland Kildare
<b>Solicitors</b>	Marcus Lynch Solicitors 12 Lower Ormond Quay Dublin 1
<b>Managing Agents</b>	Limesea Limited T/A Eimhin Properties Main Street Monasterevin Co Kildare

# Bell Harbour Property Group Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

The directors made the following statement in respect of the unaudited financial statements:

### "General responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Statement of Financial Position and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to KMB Accountants, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

### Signed on behalf of the board

**George Duke**  
Director

**Jill Vaughan**  
Director

**Rodney Coe**  
Director

**29 May 2025**

**29 May 2025**

# Bell Harbour Property Group Limited

## STATEMENT OF FINANCIAL POSITION

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	4	82,727	79,511
Cash at bank and in hand		12,695	14,195
		<u>95,422</u>	<u>93,706</u>
<b>Creditors: amounts falling due within one year</b>	5	<b>(14,883)</b>	<b>(10,291)</b>
<b>Net Current Assets</b>		<b>80,539</b>	<b>83,415</b>
<b>Total Assets less Current Liabilities</b>		<b>80,539</b>	<b>83,415</b>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		83	83
Sinking fund		8,005	-
Retained earnings	6	72,451	83,332
<b>Shareholders' Funds</b>		<b>80,539</b>	<b>83,415</b>

We as Directors of Bell Harbour Property Group Limited, state that –

- (a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,
- (b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,
- (c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),
- (d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,
- (e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the micro companies' regime.

**Approved by the board on 29 May 2025 and signed on its behalf by:**

**George Duke**  
Director

**Jill Vaughan**  
Director

**Rodney Coe**  
Director

# Bell Harbour Property Group Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Bell Harbour Property Group Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 339427. The registered office of the company is Eimhin Properties Building, Main Street, Monasterevin, Co. Kildare. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 30 April 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### Accounting Convention

The financial statements are prepared under the historical cost convention.

#### Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

#### Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

#### Taxation

#### Research and development

#### Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has set up a separate designated bank account, and contributions have been made to same. Further transfers may be made to the sinking fund from liquid resources in each financial period.

#### Ordinary share capital

The ordinary share capital of the company is presented as equity.

# Bell Harbour Property Group Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

<b>3. Operating loss</b>	<b>2025</b>	<b>2024</b>	
	€	€	
<b>Operating loss is stated after charging:</b>			
Research and development			
- expenditure in current financial year	-	750	
	<u>          </u>	<u>          </u>	
<b>4. Debtors</b>	<b>2025</b>	<b>2024</b>	
	€	€	
Trade debtors	81,860	78,745	
Other debtors	-	(63)	
Prepayments	867	829	
	<u>          </u>	<u>          </u>	
	<b>82,727</b>	<b>79,511</b>	
	<u>          </u>	<u>          </u>	
<b>5. Creditors</b>	<b>2025</b>	<b>2024</b>	
<b>Amounts falling due within one year</b>	€	€	
Amounts owed to credit institutions	-	29	
Payments received on account	4,699	4,859	
Accruals	10,184	5,403	
	<u>          </u>	<u>          </u>	
	<b>14,883</b>	<b>10,291</b>	
	<u>          </u>	<u>          </u>	
<b>6. Income Statement</b>	<b>Profit and loss account</b>	<b>Sinking fund reserve</b>	<b>Total</b>
	€	€	€
At 1 May 2024	83,332	-	83,332
Transfer of realised profit	(8,005)		(8,005)
Loss for the financial year	(2,876)		(2,876)
Other movements	-	8,005	8,005
	<u>          </u>	<u>          </u>	<u>          </u>
At 30 April 2025	<b>72,451</b>	<b>8,005</b>	<b>80,456</b>
	<u>          </u>	<u>          </u>	<u>          </u>

### 7. Capital commitments

The company had no material capital commitments at the financial year-ended 30 April 2025.

### 8. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

### 9. Transactions with Directors

During the year, service charges of €3,597 (2024 - €5,395) were charged to the current directors of the company for units in the development that they own. At 30 April 2025, the amount unpaid by the directors for service charges was €0 (At 30 April 2024 - €0).

### 10. Insurance

The insurance cover in place for 2025/26 in respect of the development is €12.2 million.  
The insurance cover in place for 2025/26 in respect of public liability is €6.5 million.  
The level of insurance cover has been agreed with the company insurance brokers and is considered to be sufficient.

### 11. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 29 May 2025.